



The Swale, Newton Aycliffe
Newton Aycliffe



Offers in Region of £195,000



26 The Swale

Newton Aycliffe, Newton Aycliffe

Beautifully presented this spacious 3-Bedroom Townhouse situated in the popular area of Woodham, Newton Aycliffe.

The ground floor features a bright lounge/diner with patio doors opening onto the rear garden—perfect for both everyday living and entertaining. The lounge also benefits from a **modern multi-media wall**, providing a stylish and functional focal point for the room. The kitchen is well equipped with a range of base and wall units, a built-in electric oven, and a gas hob. A ground floor WC adds to the home's practicality.

Upstairs, the property offers three good-sized bedrooms. The top floor hosts the main bedroom with the added benefit of an en-suite and a dressing area, offering both privacy and convenience. The modern family bathroom serves the remaining bedrooms and is finished to a high standard.

Externally, the home benefits from front and rear gardens with a decked patio area, offering manageable outdoor space. A driveway provides off-street parking, and a separate garage offers useful additional storage.

This is a well-presented home in a sought-after location, offering a great balance of space, comfort, and practicality.

Council Tax band: C

Tenure: Freehold

- Stunning Three Bedroom Semi Detached Town House
- Living / Dining Room With Patio Doors To Garden
- Kitchen With Range Of Base & Eye level Units, Built In Electric Oven & Gas Hob

• Ground Floor WC, Family Bathroom, En-Suite To



Hallway

5'6" x 7'1" (1.69 x 2.17 m)

WC

5'2" x 3'1" (1.59 x 0.94 m)

Lounge

14'9" x 14'9" (4.51 x 4.51 m)

Kitchen/Diner

13'8" x 12'4" (4.18 x 3.76 m)

Hallway

5'2" x 6'9" (1.58 x 2.07 m)

Landing

12'3" x 3'8" (3.74 x 1.13 m)

Bedroom 2

12'6" x 8'9" (3.83 x 2.67 m)

Bedroom 3

11'6" x 8'11" (3.51 x 2.72 m)

Bathroom

6'0" x 6'9" (1.85 x 2.07 m)

Bedroom 1

10'5" x 12'9" (3.19 x 3.91 m)

En-suite

6'8" x 6'1" (2.05 x 1.85 m)

Garage

19'9" x 8'10" (6.03 x 2.70 m)





FRONT GARDEN

REAR GARDEN

GARAGE

Single Garage

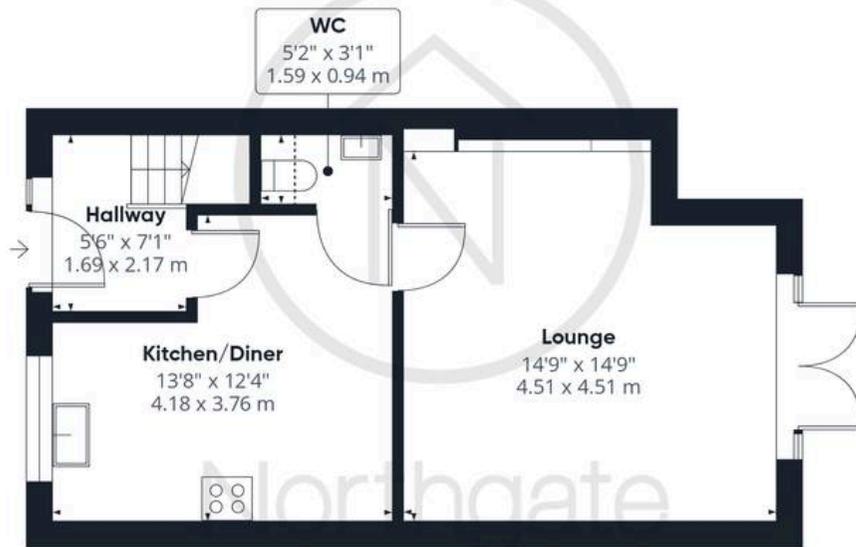
DRIVEWAY

3 Parking Spaces









Ground Floor Building 1



Floor 1 Building 1



Floor 2 Building 1



Ground Floor Building 2



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Approximate total area⁽¹⁾

1221 ft²
113.3 m²

Reduced headroom

15 ft²
1.4 m²

(1) Excluding balconies and terraces

Reduced headroom

..... Below 5 ft/1.5 m

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

Calculations are based on RICS IPMS 3C standard.

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